



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: gr.merchant@btconnect.com
Web: www.grmerchantltd.com

Our ref: 4130-23

**ERECTION OF SINGLE DWELLING, GARAGE & POOL WTH STORAGE BUILDING
REAR OF SPRINGWAY
STOCKWELL GATE
WHAPLODE
SPALDING
LINCS
PE12 6UE**

FOR

MR S. STEWARD



PLANNING, DESIGN & ACCESS STATEMENT

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

This application is to acquire Planning Permission for erection of a family dwelling along with indoor swimming pool and garage including a storage building to the rear of Springway, Stockwell Gate, Whaplode for the benefit of Mr Steve Steward and his growing family.

SITE & SURROUNDINGS

This statement is to accompany a Planning Application for the development of one dwelling and associated buildings located on the rear paddock of Springway.

The site is currently a grassed area which was not recently used by the previous owners and was overgrown and un-maintained.

The existing host dwelling Springway was a flat roof bungalow which has been extended over the years. The applicant has submitted application under reference H23-0722-23 & B23-0454-23 to re-roof and extend for his family to move into temporarily. Once the new dwelling is built behind, Mr Steward's Mother and Father-in-Law will occupy Springway and the bungalow will be kept within the family. Mr Steward has totally changed the look and feel of the bungalow and surrounding area.

There have been several applications to Springway over the years with the most recent application H23-0402-21 still current. This application was for the demolition of Springway and erection of two detached two-storey dwellings. Therefore, with the client renovating and extending the current bungalow and this remaining it still leaves an extant permission for two dwellings on the site.

To the South of the site is a recently built residential cul-de-sac development which was finished in 2022 by a local developer under reference H23-1083-20. The original Outline Permission H23-1205-17 for this site was for frontage development only with a field access remaining. However, after it was sold a developer submitted an application under H23-1083-20 for a development of nine dwellings in a cul-de-sac using the rear paddock. This development went outside of the defined settlement boundary and original Outline Permission therefore this has set a precedent for this application as this application site line does not exceed the cul-de-sac red line boundary.

DESCRIPTION OF PROPOSAL

The proposal is to provide a family dwelling, indoor swimming pool and garaging on the land to the rear of Springway.

With the erection of a storage building for the use of Mr Stewards construction business this will enable any plant and machinery not out on constructions sites around the local area to be stored within the building. Mr Steward currently rents two small yards around the South Holland and Peterborough areas however it is not ideal with transportation and organisation along with extra vehicle movements and diesel costs. Once the storage shed is

erected and the house finished there will be only essential vehicle movements to and from the storage shed to transport various small plant and machinery and materials as required for his construction business.

CONSIDERATION OF POLICY POSITION

National Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how they should be applied in England. It identifies the policies which contribute to sustainable development across the country, noting the economic, social and environmental objectives. The NPPF identifies that planning legislation is in place to ensure that planning decisions 'made in accordance with the development plan unless material considerations indicate otherwise'.

The NPPF emphasises the national government's commitment to delivering a step change in the provision of housing to meet the country's needs. Paragraph 59 of the NPPF highlights the importance it attaches to the delivery of new housing:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

The updated NPPF recognises the important contribution that smaller and medium sized sites in delivering housing numbers, with these sites generally being easier to deliver more quickly, meeting needs at the localised level more efficiently. The NPPF identifies that an important way in which local planning authorities can enable the delivery of these small or medium size sites is by supporting 'the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.

The NPPF also states in respect of rural communities that,

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

Local Policy

The local development plan consists of the South East Lincolnshire Local Plan 2019 (SELLP) which covers the administrative areas of Boston Borough and South Holland District. Whaplode is classed as a Minor Service Centre, therefore development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing

facilities or helps meet the service needs of other local communities. Development will normally be limited at Allocated and Committed site and infill.

Policy 1 of the SELLP sets out the spatial strategy confirming that development will be permitted within the settlements providing a proposal supports the designated role of the settlement boundaries will be approved provided it is necessary in its location and/or it can be demonstrated that it meets the sustainable development needs of the area.

The application site is outside the settlement boundary but is located along the line of the boundary and is classed as an infill site within the centre of a Minor Service Centre.

The provision of this family dwellings and associated works would make a positive contribution to the housing supply and due to the small connections with Whaplode, would support the role of the village in the settlement hierarchy. Small sites such as this one, are beneficial to the housing supply, due to them being comparatively more quickly to come forward and be delivered.

Policy 2 relates to Development Management and sets out a 'framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals'. This policy is applied to all planning applications assessed across the Local Plan area and includes considerations of the impact of proposals on the character and appearance of the area. Policy 3 relates to the design of the new development and adding to the creation of a sense of place.

To get to this stage, time has been spent with the family designing their family home to suite all their needs and considering the existing dwellings within the vicinity. The application site, sitting in between existing dwellings and a recent development of houses means it can be designed to fit with the local context and be in keeping with the character an appearance with the local area.

Due to the nature of the site and the most recent development and sufficient overall plot size and separation to neighbouring properties means that this family dwelling and storage building can be designed to limit any impact on occupiers of neighbouring properties.

It is therefore proposed that the single detached dwelling and storage building can be designed to respect the requirements of Policy 2 and Policy 3 in respect of visual and residential amenity.

Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

The Council will support proposals for self-build and custom-build housing in suitable locations.

The government wishes to increase opportunities for people to build or commission their own homes and in doing so increase the role that these play in boosting the overall supply of new homes. This policy responds to that challenge and seeks to increase the amount of self-build and custom-build housing in the area. The council has a legal duty to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding. 'Self-build' is housing usually built in full by its final owners/occupiers. In both instances, owners/occupiers are expected to have significant influence over the final design of their home. Owners / occupiers can be individuals or associations of individuals. A 'serviced plot of land' is land that can be connected to basic infrastructure. Each item is defined in the Housing and Planning Act Self-build and Custom Housebuilding Act and associated guidance.

To increase diversification in the housing market, for custom-build housing schemes, the council will encourage developers to offer the widest range of customisation options possible. As minimum however, owners/occupiers of custom-build housing should be able to influence the design / appearance of the external envelope of their homes and choose their own room dimensions and layout.

Provision of self and custom-build housing opportunities will be controlled through conditions and/or Section 106 legal agreements as necessary.

This site suits a self / custom house build site especially with its location and the reasons given within this statement in terms of providing a large enough family dwelling and storage building to enable Mr Steward to make the most of working life and family time. The bonus of being able to move his 'In-Laws' into the bungalow to the front of the site will help with various activities with the family and the generous childcare they are to be able to give Mr & Mrs Steward in their working routines now that they are able to retire.

Many months of design and planning the dwelling and associated works have gone into this application with Mr & Mrs Steward and their family. The dwelling is designed to suit their family needs now and into the future. Their children have picked out their rooms and allows the family to grow whilst taking every account of the surrounding dwellings within the area.

An application has recently been approved for a self / custom build dwelling outside the development boundary line of Whaplode Drove which is only classed as 'Other Service Centres and Settlements' under reference H23-0970-22 and H23-0797-23. This application sits in a Minor Service Centre that includes more facilities than Whaplode Drove along with better transport links.

BIODIVERSITY

This development boosts to improve the biodiversity of the site by planting mixed hedging along the paddock boundaries with a Lincolnshire post & rail fence to the inner boundary. The land around the perimeter and especially between the storage building and neighbouring properties will be planted with wildflower meadow areas along with lawns that will be suitable for different species of insects and wildlife.

The existing trees along all boundaries will be retained and further trees to be planted as per the in-depth schedule shown on the drawings. A purpose-built wildlife tower is to be installed on the Northern / Western boundary along with additional bat and bird boxes to the main dwelling.

A Rainwater harvesting tank will be installed to collect the rainwater to enable the owners to wash their cars and water their gardens.

SUSTAINABILITY

The Standard Assessment Procedure (SAP) is adopted by Government as the UK methodology for calculating the energy performance of dwellings. The calculation is based on the energy balance taking into account a range of factors that contribute to energy efficiency.

- Materials used for construction of the dwelling
- Thermal insulation of the building fabric
- Ventilation characteristics of the dwelling and ventilation equipment
- Efficiency and control of the heating system(s)
- Solar gains through openings of the dwelling
- The fuel used to provide space and water heating, ventilation and lighting.
- Energy for space cooling, if acceptable
- Renewable energy technologies

The calculation is independent of factors related to the individual characteristics of the household occupying the dwelling when the rating is calculated.

An application has been approved recently for 6 No Dwellings under H02-0285-23 on land off James Road, Crowland. The land is out of the site boundary behind a commercial premises on agricultural land and backs up onto open countryside. This was approved on a Section 106 agreement following Outline Approval H02-0669-19 for Eco-dwellings meaning an environmentally low-impact homes designed and built using materials and technology that reduces the carbon footprint and lowers its energy needs in accordance with the Governments Standard Assessment Procedure (SAP).

Therefore we have already calculated the SAP for the proposed dwelling. The results of the proposed dwelling compared against the SAP notional dwelling specification are as follows:

1. Carbon Emissions – the predicted carbon dioxide (CO₂) emissions based on the fuels used to heat, light, cool and ventilate the dwelling expressed in kgCO₂/m²/yr.
 - a. Target Emission Rate (TER) (notional) = 6.64kgCO₂/yr/m²
 - b. Dwelling Emission Rate (DER) (proposed) = 1.75kgCO₂/yr/m²
 - c. Reduction in emissions = 4.89kgCO₂/yr/m² (74% reduction)
 - d. Total CO₂ per annum = 0.90t (1.75kgCO₂/yr/m² x 512m² total floor area)

2. Primary Energy – energy from renewable and non- renewable sources which has not undergone any conversion or transformation process. SAP calculates how much primary energy has been used to heat, light, cool and ventilate the dwelling expressed in kWh/m²/yr.
 - a. Target Primary Energy Rate (TPER) (notional) = 35.36kWh/m²/yr
 - b. Dwelling Primary Energy Rate (DPER) (proposed) = 20.15kWh/m²/yr
 - c. Reduction in primary energy = 15.21kWh/m²/yr (43% reduction)
 - d. Total reduction primary energy per annum = 10316kWh/m²/yr
(20.15kWh/m²/yr x 512m² total floor area)

3. Fabric Energy Efficiency – the predicted energy used to heat and cool the dwelling expressed in kWh/m²/yr. It is determined by the construction of the thermal envelope and is calculated from the dwellings heat loss through thermal elements, ventilation rate, thermal mass, linear thermal bridging, air tightness and solar gain.
 - a. Target Fabric Energy Efficiency (TFEE) (notional) = 37.81kWh/m²/yr
 - b. Dwelling Fabric Energy Efficiency (DFEE) (proposed) = 37.74kWh/m²/yr
 - c. Reduction in energy used = 0.07kWh/m²/yr (0.2% reduction)
 - d. Total reduction energy used per annum = 35.84kWh/m²/yr
(0.07kWh/m²/yr x 512m² total floor area)

You will see the dwelling more than satisfies the Building Regulations Approved Document L requirement that the DER, DPER & DFEE should be less than or equal to the TER, TPER & TFEE which equates to a reduced carbon footprint and lowers its energy needs meaning it can be built as an eco-dwelling.

Our client would look on a Section 106 Agreement favourably.

ACCESS & PARKING

There is good visibility onto Stockwell Gate from the application site which benefits from an existing access. The existing access to the paddock allows for the minimum requirement of 4.1m in width. To the Southern side of Stockwell Gate leads directly to the A151 which provides a significant accessibility benefit to the centre of Whaplode which leads directly to Holbeach and Spalding.

The village of Whaplode is the only village within area that is not bypassed, and it is also classed as a Minor Service Centre that has seen a lot of development over the years to keep the facilities within the village. All the village amenities are within a short walking distance of the site location. A full bus service also runs through the village, these are for public use and for a number of school and college buses.

Policy 36 and Appendix 6 of the SELLP relates to parking standards. Policy 2 requires 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms. It also requires 1 cycle space within each residential plot. The layout shows how the site can accommodate a turning facility to ensure vehicles can enter and leave the site in forward gear and an appropriate level of parking.

DRAINAGE/FLOOD RISK/SERVICES

Policy 4 of the SELLP addresses flood risk. The site is identified on the Environment Agency Flood Risk Maps as being in Flood Zone 3, a flood risk assessment is therefore submitted with this application. It is not considered that the proposal would have a detrimental impact on surrounding properties.

Mains foul sewage runs through the site therefore a new connection is to be submitted to Anglian Water. A rain water harvesting system is to be installed along with overflow soakaways.

Services are readily available in the local area, in terms of an electricity, water and foul sewage.

CONTAMINATION

There is no record of potentially contaminative land uses on this site.

CONCLUSION

This planning application for a family dwelling and storage building for the family of Mr Steward provide a positive benefit to the housing supply for South Holland District Council and would support the role of Whaplode as a Minor Service Centre.

Whaplode is a sustainable settlement with a range of services and facilities along with good public transport links. Previous local planning authority and appeal decisions support the fact that sites slightly remote from a settlement can still form sustainable development that supports an existing settlement, particularly given the rural nature of South Holland and the wide range of villages and pockets of residential development adjacent to slightly separate from settlements.

Previous planning decisions at both local authority and appeal level have been identified that infills plots in built up areas can play a role in providing sustainable development in rural areas, supporting neighbouring and nearby settlements.

The site has been positively designed to respect the character and appearance of the built form around it as well as the amenities of neighbouring residential properties. This is demonstrated in the layout plans provided. The site is not subject to flood risk constraints nor is it anticipated there will be any contamination issues. The dwellings will be for the family of Mr Steward and has been individually designed by them.

G R Merchant Ltd
October 2023